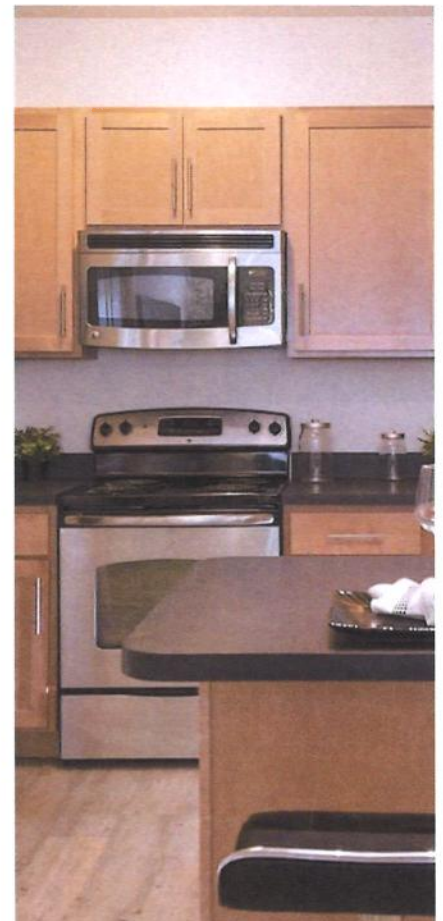




**2019 ANNUAL MONITORING REPORT
WORKFORCE HOUSING PROGRAM**

**RESERVE AT
BECK'S POND**



**2019—2021
ANNUAL MONITORING REPORT
WORKFORCE HOUSING PROGRAM**

**RESERVE AT
BECKS POND**



Reserve at Becks Pond
Newark, DE 19702

Property Owner: Robinson Investments Two, LLC
5169 W. Woodmill Drive, Suite 10
Wilmington, DE 19808

Council District 12. Preserve at Robinson Farm is located on Fieldsboro Road, approximately a quarter mile off South Dupont Highway. The property is located in the Appoquinimink School District. There are no DART bus routes that service the area; however, there are Park & Ride or Park & Pool locations close by.

<u>Number of Units Approved:</u>	240
<u>Number of Units Completed:</u>	240*
<u>Percentage of Total Units Completed:</u>	100%
<u>Number of Workforce Housing Units Required:</u>	48
Workforce Housing Units Sold:	27*
<u>Percentage of required WFH Units:</u>	56.3%

COMPLETED 2014

**as of 12/31/2021*

RESERVE @ BECKS POND

On September 24, 2019, Tasheena Friend and Stephanie Rizzo, Department of Community Services, performed the annual monitoring inspection. The inspection started at the clubhouse. Christina Patrick from Capano Inc. acted as point of contact for the inspection. All tenants' files were available for review. Bedroom sizes for Workforce Housing (WFH) units were confirmed. Updated leases were provided.

Christina Patrick accompanied Tasheena and Stephanie on the inspection and provided access to the requested apartments. The tenants' information was verified by photo ID or mail. Any tenants present for the inspection did not express any disappointment in the program. Twenty (20) units were inspected.

Key Notes/Recommendations

The complex has not been maintaining their required WFH units. There is a new Property Manager and a meeting was held on November 2021 to discuss their path forward and how to come into compliance. It was suggested they go through their current residents and see if any may meet the income guidelines. They currently have a waiting list and it was also suggested they go through the list and see if any meet the income requirements.

MAXIMUM RENT

BEDROOM SIZE	FY2020		FY2021		FY2022	
	80% AMI	120% AMI	80% AMI	120% AMI	80% AMI	120% AMI
1 BR	\$1,340	\$2,060	\$1,440	\$2,210	\$1,410	\$2,160
2 BR	\$1,490	\$2,300	\$1,610	\$2,480	\$1,570	\$2,420
3 BR	\$1,650	\$2,550	\$1,780	\$2,740	\$1,740	\$2,680

MARKET RATE UNITS

1 BR/1 BA 829 sq. ft.	2 BR/2 BA 1,082 sq. ft.	3 BR/2 BA 1,362 sq. ft.
\$1,400 - \$1,485*	\$1,525 - \$1,600*	\$1,800 - \$1,875*

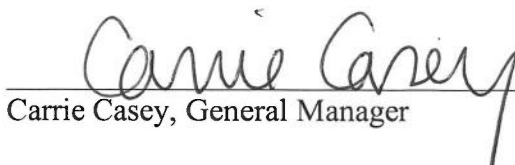
Completed by:



Stephanie Rizzo, Assistant Community Services Administrator

Date: 3/10/22

Reviewed and approved by:



Carrie Casey, General Manager

Date: 3/10/22